



City of Hart Tax Increment Finance Authority 2021 Annual Synopsis

Synopsis Overview

Under Public Act 57 of 2018, TIFA is required to place an Annual Synopsis of the activities of the City of Hart TIFA. These "Annual Synopsis" will be uploaded to the City of Hart's website 180 days after the end of the prior Fiscal Year.

Public Meetings

Under Public Act 57 of 2018, the City of Hart TIFA is required to hold two public meetings each year for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. The first public meeting was held at the Hart City Council meeting on November 9, 2021 and the second public meeting was as part of the Hart Tax Increment Finance Authority meeting on December 9, 2021. Notices of these public meetings were sent to the City or Hart Clerk, Oceana County Clerk, Oceana County Administrator, Council on Aging, 911, Veterans, and Hart Cemetery.

Tax Increment Revenues not spent within 5 years

The City of Hart Tax Increment Finance Authority does not have any tax increment revenues meeting these criteria. Under Public Act 57 of 2019, any such revenues not spent within 5 years would need to be discussed in this section. Although our TIFA does have a fund balance, it does not include funds that are 5 years old. The fund balance is dedicated by resolution against future projects. The amount of the current fund balance and a copy of the resolution dedicating these funds against future projects can be found in the TIFA Budgets on the Tax Increment Finance Authority page of the City of Hart website (www.cityofhart.org).

TIFA Accomplishments

In recent years our TIFA has accomplished many projects that have allowed us to make progress on our TIFA Plans and various amendments.

- Authorized hiring of a Community Events Coordinator for one year to be re-assessed in December 2022
- Purchased a tension shade canopy to provide shade/shelter for performers at Hart Commons
- Partnered with the Hart Economic and Redevelopment Team to create a citywide Wayfinding Design Project using Valley Sign to create a design proposal that met the goals of the TIFA Plan by providing consistency in terminology and graphics showcasing Hart's attractions in a consistent manner.
- Annual contribution towards Pocket Park maintenance
- Supported development of Pocket Park

- Supported three businesses in the district with façade improvements through the Property Improvement Grant Program established in 2020 offering a 50% improvement match
- Gained administrative support from Hart Economic & Community Development Director in 2020
- Streetscape lighting down State Street and other major corridors
- Non-vehicular traffic improvements (sidewalk repair & maintenance)
- Installed cross-road banner poles that allow community events held within the TIFA District to be advertised on banners hung across Main Street.
- Courtland Street rebuild
- Dryden Street rebuild & extension
- Support of Hart Commons Park Development
- Assisted library with relocation
- Public restroom facility for the downtown district

TIFA Projects and Investments

Through public private partnerships, TIFA has invested in commercial buildings through TIFA's Property Improvement Program. This program offers a 50% matching grant to businesses interested in doing exterior repairs or alterations to their storefronts. This program is available to all commercial properties within the Tax Increment Finance Authority district.

Below are the investments made through TIFA's Property Improvement Program since it began in 2020. A total of \$27,806 dollars were awarded as property improvement grants, spurring a total of \$55,839 in private investment.

Property Improvement Program Report 2020/2021				
Project Cost	Grant Amount	Location	Scope	Paid
\$ 30,000.00	\$ 15,000.00	Hegg's 112 E Main	Remove existing sidewalk on the East side of the building, construct a new concrete entrance to the East door, remove two drainage structures, install one new 24" catch basin, clean vegetation on embankment and place new mulch, pave and stripe entire parking lot, repaint/repair brick where old sidewalk is removed, place obstructions to protect building from cars lighting above entry door	Dec-20
\$ 5,719.00	\$ 2,200.00	Oceana Land Title 117 State St	Construct a wood framed entrance canopy across the front of 117 State St	Jul-21
\$ 20,120.00	\$ 10,606.00	Lakeside 39 S State St	Replace all front windows, front entry double doors, Door to Apartment, Single door- facing South State Street, Back Door, Exterior Painting of upper and lower brick and wood facing South State Street	Nov-21

INVESTMENTS	TIFA GRANT	BUDETED	REMAINING FUNDS
\$ 55,839.00	\$ 27,806.00	\$ 40,000.00	\$ 12,194.00

TIFA Events and Promotional Campaigns

Due to COVID-19 some of the Events and Promotional Campaigns that occurred in FY2020/2021 were impacted or cancelled. More will be impacted for FY2020/2021. TIFA plays an active role in promoting and supporting community events throughout the year designed to bring people into the TIFA District.

A promotional campaign announcing the new Property Improvement Grant was conducted in 2020 by creating a website, flyers, press releases and a social media campaign for the program.

Contact Information

For question regarding the Annual Synopsis for the City of Hart Tax Increment Finance Authority, please contact:

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